



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Jane Light

**SUBJECT: FISCHER MIDDLE SCHOOL
ATHLETIC FIELD AND
TRACK IMPROVEMENTS**

DATE: 06-07-04

Approved

Date

Council District: 5

SNI: East Valley/680 Communities

RECOMMENDATION

Report on bids and award of contract for the Fischer Middle School Athletic Field and Track Improvements to the low bidder, O.C. Jones, Inc., in the amount of \$768,865, and approval of a contingency in the amount of \$38,000.
CEQA: ND, H03-057.

BACKGROUND

The Fischer Middle School Athletic Field and Track Improvements Project is the first phase of the Hillview Branch Library Project. The project site is located between Karl and Hopkins Streets, approximately 350 feet north of Ocala Avenue (map attached).

The City entered into an agreement with the Alum Rock Union School District to lease school district lands for the relocation of the Hillview Branch Library from Hillview Park to the Fischer Middle School site. The library will begin construction in April 2005 on land presently occupied by a portion of the Fischer Middle School running track. In cooperation with the school district, the City will construct a new replacement running track and athletic field in the southeast quadrant of the school district property.

Portions of the proposed running track and athletic field will be located within the north safety zones for the Reid-Hillview Airport, as designated by the County of Santa Clara Airport Land Use Commission (ALUC). As a result, the City requested ALUC to review the project for consistency with ALUC's land use policies.

At its January 28, 2004 meeting, ALUC determined that the proposed project conforms to its land use plans and principles so long as the City require the dedication of an avigation

easement to the County of Santa Clara for Reid-Hillview Airport. The Alum Rock School District has not dedicated such an easement. Accordingly, on this same agenda, staff recommended that the City Council override the “avigation easement” condition imposed by ALUC. The City Council must override this condition before awarding the construction contract for the project.

The proposed project will be constructed in two phases: construction of a new track and athletic field followed by the demolition of the existing track in preparation for the library construction. Phasing of construction will enable the school district to have access to portions of the field area for sports and physical education activities throughout the construction period. Construction of Phase 1 will begin in July 2004 with completion in December 2004. Construction of Phase 2 will begin in December 2004 with completion in April 2005. A 60-day maintenance period will follow construction of each phase.

In addition to the base bid items, there are three Add Alternate bid items described as follows:

Add Alternate No. 1: Additional Shrubs and Irrigation

Add Alternate No. 2: Asphalt-Concrete Maintenance Path and Chain Link Fencing

Add Alternate No. 3: Upgrade of Track from Decomposed Granite to Polyurethane Rubber.

ANALYSIS

Bids were opened on May 13, 2004 with the following results:

<u>Contractor</u>	<u>Base Bid</u>	<u>Variance Amount</u>	<u>Over/ (Under) Percent</u>
E.S.R., Inc. (San José)	\$1,190,305	\$302,305	34
J.W. Riley and Sons, Inc. (Emeryville)	948,025	60,025	7
Engineer's Estimate	888,000	---	---
Valley Crest Landscape, Inc. (Pleasanton)	854,800	(33,200)	(4)
Blossom Valley Construction (San José)	850,405	(37,595)	(4)
O.C. Jones & Sons, Inc. (Santa Clara)	768,885	(119,115)	(13)

<u>Contractor</u>	<u>Add Alt No.1</u>	<u>Add Alt No.2</u>	<u>Add Alt No.3</u>
E.S.R., Inc.	\$25,000	\$50,000	\$450,000
J.W. Riley and Sons, Inc	26,000	51,000	58,500
Engineer's Estimate	20,000	52,000	268,000
Valley Crest Landscape, Inc.	15,000	40,000	392,000
Blossom Valley Construction	26,700	33,500	371,500
O.C. Jones & Sons, Inc.	9,500	30,000	321,000

The low bid submitted by O.C. Jones, Inc. is 13 percent below the Engineer's Estimate. Add Alternate Nos. 1, 2 and 3 are not recommended for award so that cost savings can be reallocated to the Hillview Branch Library construction. Staff considers this reasonable for the work involved.

Council Policy provides for a standard contingency of five percent site improvement projects. The standard contingency is appropriate for this project.

PUBLIC OUTREACH

To solicit contractors, this project was listed on the City's Internet Bid Line and advertised in the *San Jose Post Record*. Bid packages for all Department of Public Works construction projects are provided to various contractor organizations and builder's exchanges. In addition, a pre-bid meeting for all contractors was held on May 4, 2004 at the project site.

COORDINATION

This project and memorandum have been coordinated with the Alum Rock Union School District, the County of Santa Clara Airport Land Use Commission, Departments of Planning, Building and Code Enforcement, Finance, the City Manager's Budget Office, the City Attorney's Office and the Office of Council District 5.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$768,885

2. COST OF PROJECT:

Project Delivery	\$ 193,000
Construction	768,885
Contingency	<u>38,000</u>
TOTAL	\$ 999,885

3. SOURCE OF FUNDING: 472 – Library Bond Fund

4. **FISCAL IMPACT:** This project is consistent with the Council-approved Budget Strategy Economic Recovery Section in that it will spur construction spending in our local economy. There will be no operating costs for the City. The Alum Rock Union School District will be maintaining and operating the improvements.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract	Adopted Budget Page	Last Budget Action (Date, Ord. No.)
472	4318	Hillview Branch	130173	1,759,000	768,885	Page 372	10/14/2003, Ord. No. 26697
		Total		1,759,000	768,885		

CEQA

ND, H03-057.

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